

14013 North 22nd Street
Tampa, Florida 33613
Phone 813.558.5212
Fax 813.558.5219



R04-19-A-029

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Darlene Staunko
Community Resident

Rena Upshaw-Frazier
Principal Attorney
Rena Frazier Law, PLLC

Executive Director & CEO

Sarah Combs

www.UACDC.org

Narrative Information Sheet

1. Applicant Identification

University Area Community Development Corporation, Inc
14013 North 22nd Street
Tampa, Florida 33613

2. Funding Requested

a. Assessment Grant Type “Community-wide”

b. Federal Funds Requested

- i. \$ 300,000
- ii. Not applicable

c. Contamination

Hazardous Substances \$150,000 and Petroleum \$150,000

3. Location

Unincorporated Hillsborough County, Florida

4. Property Information for Site-Specific Proposals

Not Applicable

5. Contacts

a. Project Director

Sarah Combs

UACDC Executive Director & CEO

14013 North 22nd Street

Tampa, Florida 33613

Office: 813.558.5212, ext. 301; Cell: 813.404.8940

scombs@uacdc.org

b. Chief Executive/Highest Ranking Elected Official

Sarah Combs

UACDC Executive Director & CEO

14013 North 22nd Street

Tampa, Florida 33613

Office: 813.558.5212, ext. 301; Cell: 813.404.8940

scombs@uacdc.org

6. Population

Project area is located within unincorporated Hillsborough County
2018 Population 1,408,566

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from State Environmental Authority – See attached.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

December 12, 2018

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
alfano.barbara@epa.gov

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the University Area Community Development Corporation's (UACDC) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-18-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the UACDC's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the UACDC consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The UACDC is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Carrie L. Kruchell".

Carrie L. Kruchell, P.G., Environmental Manager
Brownfields and CERCLA Administration

CLK/jc

cc:

Carolyn Weaver, Cardno – carolyn.weaver@cardno.com

Sarah Combs, UACDC – scombs@uacdc.org

Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area The University Area Community Development Corporation (UACDC) is a 501 C 3 non-profit serving the needs of the University Area Community (UAC), a minority majority community adjacent to the University of South Florida in Tampa, Florida (west central part of the state along the Gulf of Mexico). The organization was created in 1998 by the University of South Florida Area Community Civic Association (USFACCA) and several other community groups united in an effort to provide social services, education and job skills training for local residents at the community level within the community itself. The UACDC also provides employment services and has partnered with Feeding Tampa Bay, which offers a mobile food pantry. Located on the northern edge of the City of Tampa, **the targeted University Area Community neighborhood (UAC) is an 864-acre underserved residential/commercial neighborhood and the focus area of this application**. The UAC neighborhood is blighted by vacant and abandoned lots polluted with solid waste, and is surrounded by numerous businesses that produce hazardous wastes. The heart of the community is a large brownfield area (parcels have been recently acquired by the applicant through a land banking program) that is perceived by residents to be contaminated. Approximately 11,000 residents live in this diverse community. The poverty rate in the target area (58 percent) is more than three times the county rate (18 percent) and almost six times the state rate (10 percent). The unemployment rate is 16 percent (BLS, 3rd quarter, 2018). Additionally, there is a higher proportion of residents 25 years and older with no high school education compared to county and state proportions. Hispanic (39 percent) and Black (33 percent), and 19 percent are U.S. Veterans (U.S. Census, accessed December 2018).

The University Area Community encompasses approximately 1.35 mi² west of the University of South Florida, from Bearss Avenue on the north to Fowler Avenue on the south, and from Nebraska Avenue on the west to Bruce B. Downs Boulevard on the east. These streets are major, multilane corridors lined with businesses and other non-residential buildings that effectively isolate and define this specific residential area. The neighborhood (a U.S. Census-designated place [CDP]) is situated in a densely populated urban setting, but is located in unincorporated Hillsborough County. Because of its boundedness and close proximity to Interstate 275 (Florida), the community has been plagued historically with various kinds of brownfields and related redevelopment challenges. Nebraska Avenue was the primary thoroughfare to access downtown Tampa before the interstate was sited. The corridor was bypassed by a series of interstates, which eroded the thoroughfare of businesses and left the area vacated and later, blighted. In addition to blight, access to fresh food, health services, and outdoor recreation is extremely curtailed. For these reasons, residents are disproportionately disadvantaged in terms of income, education, and social services. The City of Tampa, Hillsborough County, and the University of South Florida **(conducted extensive studies of the UAC - 2016 US EPA Brownfield Area Wide Planning Grant award)** recognize the UAC's social, economic, environmental, and health challenges.

The Planning Commission identifies numerous threats to environmental health and safety in the UAC, including: 18 biomedical waste facilities, 27 hazardous waste facilities, 34 large quantity generators of hazardous waste, 22 petroleum contamination monitoring sites, 33 storage tank contamination monitoring facilities (24 closed/inactive), 5 solid waste facilities, and 14 US EPA NPDES permit holders. In addition, there are currently 14 Florida Super Act Risk sites, mainly petroleum and dry-cleaning facilities investigated for possible contamination of groundwater and

drinking wells. Most visible to residents, however, are numerous vacant lots in the neighborhood that community members perceive as contaminated, due of the presence of large amounts of solid waste including debris from nearby industry and drive by dumping, which a significant issue here. Finally, area resolutions and executed BSRAs for this area document two large brownfield sites representing former industrial and manufacturing businesses that resulted in the deposition of arsenic and lead into subsurface soils and sediments adjacent to multifamily residential zones. These brownfield sites occupy the northwest corner and south-central edge of the UAC and have been only partially remediated. Overall, there are numerous and overlapping brownfields concerns in the community, and local residents and other stakeholders are only variably aware of the health risks imposed by these sources of potential environmental contamination. This application focuses on three key brownfield sites (prioritized by community members) that are ready for renewal.

ii. Description of the Priority Brownfield Sites Through its partnership with the University of South Florida and under funding from the FY2016 US EPA Brownfield Area Wide Planning Grant (focused on the UAC), the partnership has conducted several brownfield studies, including; a formal Brownfield Inventory, an Economic Market Study on the target area, a Community Health Impact Assessment, a Social Impact Assessment and a comprehensive University Area GIS based mapping project. In addition, a series of brownfield workshops and community outreach events have been held in the target area. During these events, the partnership presented the findings of the brownfield inventory and subsequently, preliminary assessment data as it became available.

Through community conversations, charrettes, block parties and other means of community engagement (detailed below in section 2.b.), community members ranked the identified brownfield sites by order of priority to be addressed within this project as follows: **Site #1 – Harvest Hope Site (1.14 acres)** – Located at 1916 - 1920 E 136th Avenue, Tampa and consisting of two contiguous parcels (identified as property record # 035753-0000 and #035752-0000). A Phase One was completed in 2018 prior to taking ownership. Recognized environmental concerns include the potential for soil and groundwater impacts. Additional site assessment is needed for the property to quantify remediation needs, if any. The community desired end use is redevelopment as part of the Harvest Hope Cultural Campus, which will incorporate job training, adult education, health and wellness programming and other space for social services. **Site #2 22nd Street Community Market and Garden Site (2.53 acres)** is located at 2253 E Bearss Ave, TAMPA (identified as property record # 034932-8000). The site is located immediately next door to a gas station and a dry cleaner. A Phase one was completed in 2005 which indicates that additional assessment work is needed, including a phase II assessment to confirm or dispute the presence of petroleum, as well as any off site impacts from past dry cleaning uses. The community desired end use is redevelopment as a community garden and open air community market for the sale of local arts, crafts and other goods of community entrepreneurs. **Site #3 Recreational/Green Space Site (1.67 acres)** is located along E 140th Avenue and N. 19th Street and is an assemblage of property that consists of three contiguous parcels (identified in public property records as Folio #s - 035579-0000, 035580-0000 and 035581-0000). A Phase I was completed in 2017 as part of the UACDC's due diligence efforts prior to taking ownership. Recognized environmental concerns include the potential for undocumented/unregulated heating oil tanks on surrounding residential properties. A Phase II site assessment is likely needed for the property to quantify remediation needs, if any. The community desired end use is Green Space/Recreation/Housing. **Location in floodplain:** Federally designated floodplains abound within the target area, and all priority sites are located in floodplains.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans **The UACDC was a project partner under the University of South Florida Area Wide Planning grant awarded by US EPA** in 2016, which provided the funding for significant brownfield planning efforts on the UAC. These efforts included: a formal Brownfield Inventory; an Economic Market Study; a Health Impact Assessment; a Social Impact Assessment; and, a University Area GIS based mapping project and extensive public involvement. Additionally, the UACDC has created a **Neighborhood Transformation Strategy**, a three-year plan focused on a community development model that engages and empowers the community by including them in the creation, implementation and management process. We can grow our community, one block at time, by enabling residents to become change agents to improve the economic and social conditions of their community. The strategy incorporates eight initiatives: Harvest Hope Park; Block by Block Model; Community Safety; Leaders Collective; Outreach; Real Estate; Land Banking and the University Area Partners Collective. The proposed project utilizes all of these – priority sites have been acquired through the land banking program and end uses further community driven priorities and needs. The project is also directly aligned with the goals of the Hillsborough County City-County Planning Commission University Area Community Plan (updated in 2013), which directs growth in the UAC. The projected redevelopment for the priority brownfield sites to be assessed under this effort address that most critical needs identified through these studies to provide social service facilities, park space and a community garden which directly aligns with local land use/revitalization plans.

ii. Outcomes and Benefits of Redevelopment Strategy The award of the proposed grant will facilitate the creation of 1.67 acres of green space and expanded recreational amenities (proposed for priority site #3). An award would also enable an additional 5.34 acres of property used for nonprofit purposes on priority sites #1, 2 and 3. The Harvest Hope Campus Expansion (site #1) will provide additional space and resources needed to provide education, job training and health and wellness facilities in the target neighborhood. The 22nd street Market and Community Garden (site #2) will provide space for a fresh food community garden, enhancing access for residents to fresh fruits and vegetables. Access to healthy foods is a significant concern in the target area. This facility will provide a venue for local artisans and entrepreneurs to showcase talents and wares.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse This project builds on the extensive brownfield planning efforts realized through the University of South Florida Area Wide Planning Grant, which focused on the UAC target area. Additionally, the proposed project will complement and enhance existing redevelopment work in progress through the neighborhood transformation strategy, which includes building a 7 acre park named **Harvest Hope Park in three phases totaling \$1,831,211** (secured funding by Hillsborough County, as well as private gifts to the UACDC), which is immediately adjacent to priority site #3. The UACDC also recently was awarded a **\$763,001 grant from a Community Development Block Grant administered by Hillsborough County Affordable Housing Services for the Harvest Hope Cultural Campus**, which will assist with the redevelopment of priority site #1. The UACDC, in partnership with other regional organizations, recently secured a **\$3.8 million federal TechHire Partnership grant** to provide community residents with programming and training for technology jobs (which would be supported by the training facilities proposed for priority site #1). Also, the **UACDC has created a nearly one million dollar (\$1,000,000) land banking program** dedicated to acquiring land in

the University Area Community and earmarking it for affordable, workforce housing in the neighborhood immediately surrounding the priority sites. In addition, the UACDC is partnering with **Blue Sky Communities on a multi-family apartment development with 118 units, totaling over \$20 million.** In 2018 five census tracts within the targeted UAC area were designated as **Opportunity Zones**, an economically-distressed community eligible for preferential tax incentives designed to spur economic development. Finally, the **non-profit organization “Keep Tampa Bay Beautiful”** has will continue to assist with site cleanup, which includes removal of solid waste (primarily from illegal dumping of debris), which is commonplace here.

ii. Use of Existing Infrastructure Although the UAC target area has many significant social and economic needs, the community is fortunate to be located within a major metropolitan area and has an established infrastructure of roadways, water, sewer and utilities; adequate to support the proposed redevelopment efforts. Public transit, which has the highest levels of service (both in area coverage and frequency of service) due to strong ridership in this area of need and supported in part by a large university population, enables the benefits realized in this project to be enjoyed by a greater portion of the larger community. No additional infrastructure needs are needed to meet the revitalization plans for the priority sites listed above.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding The proposed EPA Brownfields Assessment Grant project is a continuation of efforts begun under the University of South Florida Planning Grant (awarded in 2016), which focused on the University Area Community (UAC); an underserved community characterized by low incomes, high unemployment and poverty rates (as described in section 1.a.i), and disproportionately high levels of morbidity compared to surrounding regions. Faculty and students from the University of South Florida (USF) as well as the Hillsborough County Department of Health and other partners worked with this community and the UACDC (applicant) to formulate a brownfields assessment plan and implementation strategy for the neighborhood under planning grant funded work efforts. These efforts included a formal Brownfield Inventory, an Economic Market Study on the target area, a Community Health Impact Assessment, a Social Impact Assessment and a University Area GIS based mapping project, and extensive public involvement. The UACDC has continued these efforts with a neighborhood transformation strategy, prioritizing brownfield sites and formulating the specific assessment project detailed herein with significant input from community residents and stakeholders. The proposed project will build on existing planning activities that the community has already developed for initiatives including housing rehabilitation, new business creation, increased access to health services, and improved opportunities for recreation. Further the UACDC has obtained ownership of the sites through the land banking program they created and assembled a complement of financial resources to facilitate the realization of the community’s vision for redevelopment of the University Area.

With an engaged community, decreasing crime, and increasing resources for investment and development of the area, the UAC is poised for positive change. At the same time, as a community based non-profit serving the needs of an economically challenged neighborhood, the UACDC does not (on its own) have the financial resources necessary to complete the envisioned redevelopment. Preliminary assessment work has been conducted in compliance with all appropriate inquiry requirements and funding for end uses has been identified. However, additional, confirmatory assessments are needed on the key properties noted in this application. The proposed grant will provide the gap funding necessary to complete assessment activities at key UAC properties

(prioritized by residents) and proceed with redevelopment.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations This grant would facilitate the identification and reduction of threats (through assessments of suspect priority sites) within the targeted UAC, which is home to a number of sensitive populations. These groups include a minority majority population with a high percentage of women and children and impoverished persons. The poverty rate in the target area (58 percent) is much higher than the county (18%) and state (10%) rates. The unemployment rate is 16% (BLS, 3rd quarter, 2018). Additionally, a much higher proportion of residents 25 years and older with no high school education (32%) compared to county and state figures (14%). Minority populations include Hispanic (39%) and African Americans (33%), and (U.S. Census, accessed December 2018).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions There is evidence that the population of the target area suffers from a greater than normal incidence of diseases and conditions that may be associated with pollutants and contaminants. A Health Assessment study conducted on the target area (funded by the FY16 US EPA Area Wide Planning Grant and led by the Florida department of Health- Hillsborough County) revealed the following: asthma rates (19%) here exceed the county (9.2%) and state (8.3%); obesity is also a significant issue (38.2% UAC) compared to county (29.3%) and state (26.4%) figures; diabetes rates are also high (18.1% UAC) compared to 12.4% County and 11.4% state; Brownfields have directly related to preventable disease in the erosion of access to healthy foods, which directly correlate to obesity and diabetes. In addition to these poor health indicators, the Florida Department of Health classifies the UAC as a “Health Professional Shortage Area” and a “Medically Underserved Area.” The UACDC has also begun partnering to provide basic health screenings to increase preventative care and improve health outcomes. This grant will support the reduction of adverse health conditions in UACDC through the support of the expansion of Harvest Hope and the installation of 5.34 acres of park/green space and the establishment of a community garden.

(3) Economically Impoverished/Disproportionately Impacted Populations Few neighborhoods are more economically impoverished than the target area. Desperate levels of poverty, coupled with an aging housing stock, high unemployment and low educational attainment are all economic hardships in the targeted University Area. The median per capita income in the UAC is among the lowest in the state at just \$12,230 compared to \$27,062 County and \$25,187 State. 95% of students who live in the UAC live below the poverty line and qualify for free lunch programs. Without accessible fresh food grocers, residents of the UAC are highly food insecure; estimated to miss 1.2 million meals each year according to a 2015 study (Roldan 2015). The UACDC has partnered with Feeding Tampa Bay, which offers a mobile food pantry that would be housed within the expansion of Harvest Hope at priority site #1. The community garden proposed for site #2 would greatly enhance access to fresh produce. Historically, the UAC had one of the highest crime rates in Hillsborough County, however social service expansion and community policing has had dramatic impacts. A Sheriff’s Office on the site of a former crack house in the neighborhood has further helped curtail crime and ready the UAC for the proposed redevelopment. With attention to crime prevention, community residents worked with local law enforcement and crime watch and prevention programs, which reduced violent crimes by 82 percent and sex offenses by 34 percent since 2003. Activity generation and access to recreational amenities and family friendly activities, a prime contributor to crime reduction and an anticipated outcome for site #3.

b. Community Engagement

- i. Community Involvement The University Area Community is fortunate to have a number of community partners that have committed to partnering on the proposed project.

Partner Name	Point of contact	Specific role in the project
University of South Florida	Christian Wells 813-974-2337 ecwells@usf.edu	Large public university located within the target area. USF is the recipient of Planning Grant which proceeds this application and funded brownfield planning efforts within the target area.. USF will continue to be involved in this grant, assisting the UACDC with site selection/clean-up/redevelopment
Caribbean American National Development Corp. (CANDO)	Francis Joseph 813-505-6683 francis.joseph@bausch.com	CANDO is a nonprofit organization dedicated to enhancing the quality of life by improving health, economic, social, and cultural sustainability for the Caribbean community. CANDO is located in the UA Community and is an important community partner that will be engaged to help identify future use of redevelopment sites by ensuring that this specific populations voice is engaged.
Casa Chiapas	Cielo Gomez 813-502-8413 skygomez.cg@gmail.com	Casa Chiapas is a nonprofit organization that is dedicated to helping Chiapas Mexican's from Chiapaneco, learn basic education and the English language as well integrate into society. Casa Chiapas is located in the University Area Community and will be engaged to help identify future use of redevelopment sites by ensuring that this specific population's voice is engaged.
Mort Elementary Community School	Principal Woodland Johnson 813-716-5971 woodland.johnson@sdhc.k12.fl.us	Local elementary school within the target area. Community Outreach. Provision of Meeting Space.
Blue Sky Community	Shawn Wilson 561-301-3132 swilson@blueskycommunities.com	Developer working in the target area, building LMI multi-family housing, will assist UACDC with clean-up and redevelopment uses.
Habitat for Humanity Hillsborough	Tina Swain tswain@habitat-hillsborough.org	Affordable Housing development on infill lots; Homeownership Programs for low income residents
University Baptist Church	Donald Grantham pastordon1@verizon.net	House of worship within target area. Community Outreach. Provision of Meeting Space.

Incorporating Community Input As detailed above, the proposed assessment project directly results from the University of South Florida Area Wide Planning Grant which provided the brownfield planning necessary for the UAC target area. Under that grant, the University Area Brownfields Advisory Committee was established and includes seventeen (17) members, which includes representatives from the University of South Florida, non-profit groups, civics groups, local professionals, government partner agencies and residents. The BAC is instrumental in providing guidance and knowledge based information.

In addition to the BAC, the UACDC will capitalize on a broad spectrum of existing community outreach to communicate with residents about the proposed project. A formal communication involvement plan (CIP) for the project will be completed within 4 months of award. The UACDC maintains a full time outreach coordinator, Diane Diaz, who has been a valued asset at the CDC for 3 years. As a well-known and trusted member of the community, Diane's efforts include the Block-by-Block Model which is a community development initiative that will identify neighborhood blocks in need of support and conduct needs assessments within that particular area, engaging the community to strengthen community input with a door to door effort; coordinating the leaders collective (meets 2x monthly) that works with residents to become ambassadors for the university area and includes training for public speaking and activism; hosting a monthly movie

night as a free, family night that provides outreach and community building; apartment socials which include a sponsored BBQ at a different apartment community each month; a block party is hosted monthly at the park; and, a teen hangout at the park is also hosted once a month. A community outreach committee (COC) is an on foot door to door effort, which incorporates a 60 questions community needs assessment conducted once every 2 years to stay connected with resident needs and priorities. The UACDC utilizes a SMS Mass text service (1x a week), as well as social media communications on Twitter, Instagram, Facebook, and LinkedIn. A printed newsletter, the University Area CDC Get Connected, is produced monthly with special event fliers for all events mentioned above and active redevelopment projects. Brownfield project progress and updates would be incorporated. Input from residents is common and free flowing because of the trusting relationship the UACDC staff has established with residents. Input on other projects has been most regularly received in conversation and digital format (both in social media feedback and email) and is anticipated to be the primary form of receipt for input on the proposed project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Project Implementation and Task/Activity Lead The UACDC will secure the services of a professional environmental consultant experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). Within two months of consultant on-board the project team will coordinate with its Florida Department of Environmental Protection (FDEP) representative, the EPA Region 4 Project Officer, and the selected environmental consultant for a project kick off meeting. The internal project team and consultant will meet *quarterly* by conference call with FDEP and EPA to review the project's progress and ensure project goals and schedule are met. Project activities will commence within the first three months of award. Sarah Combs, the UACDC's project director, will schedule and plan public meetings upon notification of a Brownfields award. Since priority properties are identified (1.a.ii) with site access secured, assessments will start quickly with outputs in the first year. The Community Involvement Plan (CIP) will be completed with public input *by the end of month 4* with meaningful community involvement throughout the 3 year project period. The Generic Quality Assurance Project Plan (QAPP) will also be submitted for EPA review *no later than month 4*. Site-specific QAPPS (Sampling Plans and Health & Safety Plans) will follow immediately. Reuse and redevelopment planning will be *completed in months 9 through 33* as sites are assessed. The Project Director with support from the experienced UACDC team and its selected environmental consultant will measure and track project progress, complete quarterly reporting, and ensure schedule and timely expenditure of funds. Timely and accurate ACRES reporting and all activities will be completed within the 3-year project period.

Task 1 - Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites to include the following: 12 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$42,000; 1 Generic Quality Assurance Plan (QAPP) @ \$5,000; 6 SS-QAPPS @ \$3,750 each for a total of \$22,500; and, 6 Phase II's @ an average cost \$24,250 for each site for a total of \$145,500. The estimated total for Task 1 -Assessment: \$215,000 (50% petroleum/50% hazardous substances). NOTE: *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).* Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties. **Activity Lead:** The UACDC's Qualified Environmental Consultant will perform Task 1 activities with oversight and

direction of project director, Sarah Combs and technical director, Mike Marshall.

Task 2 - Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. Six Analyses for Brownfields Cleanup Alternatives (ABCAs) or reuse plans at \$6,000 each for an estimated total of \$36,000 (50% hazardous substances/50% petroleum). **Activity Lead:** The UACDC's project director, Sarah Combs and technical director, Mike Marshall will oversee task 2 with assistance from the City's Qualified Environmental Consultant.

Task 3 - Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. Attending national/ regional brownfields-related training conferences/workshops provides support for local program staff and is budgeted at \$5,000. Contractual services include \$5,000 for CIP development. \$9,000 is earmarked for direct outreach activities with residents including six community-wide meetings, focus groups, charrettes, & visioning sessions and also includes the development of print and digital media materials – totaling \$19,000. (50% hazardous /50% petroleum). **Activity Lead:** UACDC's project director Sarah Combs and brownfield outreach coordinator, Diana Diaz will oversee community outreach activities with support from community partners and the City's Qualified Environmental Consultant.

Task 4 - Programmatic Support –The UACDC will secure an environmental professional to execute the grant who will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$15,000 is budgeted for contractual program support (approximately 120 hours at \$125 per hour). **Activity Lead:** UACDC's project director Sarah Combs and financial director Rob Zimprich will directly oversee grant implementation and administration with support from the City's Qualified Environmental Consultant.

b. Cost Estimates and Outputs Cost Estimates and Outputs

Categories	Project Tasks				
Hazardous Substance	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	0
Travel	0	0	\$2,500	0	\$2,500
Contractual	\$107,500	\$18,000	\$7,000	\$7,500	\$140,000
Total Direct (Haz)	\$107,500	\$18,000	\$9,500	\$7,500	\$142,500
Petroleum	Phase I/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	0
Travel	0	0	\$2,500	0	\$2,500
Contractual	\$107,500	\$18,000	\$7,000	\$7,500	\$140,000
Total Direct (Pet)	\$107,500	\$18,000	\$9,500	\$7,500	\$142,500
Total Direct (HS/Pet)	\$215,000	\$36,000	\$19,000	\$15,000	\$285,000
Total - Indirect	0	0	0	0	\$15,000
PROJECT TOTAL					\$300,000

Measuring Environmental Results The UACDC will track the following outcome/output measures in the EPA ACRES database & in quarterly reports for progress on a quarterly and cumulative basis: **OUTPUTS** - Environmental activities (# of Phase I's & II's, QAPPs) per quarter and totals at close-out with start and finish dates & costs associated; Associated work products

(CIP, health & safety plans); Attendance at brownfields trainings, workshops and conferences; Meetings with brownfield participants; Public/Community Meetings; Presentations. **OUTCOMES** - Results of environmental program and associated activities related to program goals including results of assessments, reuse plans and ABCAs; acres of green space developed (planned for site 3), residents served at the Harvest Hope Facility planned (planned for site 1), amount of land in use for community garden and community market (planned for site 2), as well as resident usage totals; and cleanup status of assessed properties.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

Organizational Structure The UACDC is fully equipped to effectively manage the proposed grant funds. **Sarah Combs**, the CEO of the UACDC organization with over 15 years of experience in affordable housing, project management, program implementation and grant management will serve as the Project Director. Her in depth experience includes directly overseeing construction projects, programmatic contracts while working directly with elected officials and community residents to in order to create systemic change and innovative solutions to create sustainability. Ms. Combs has served UACDC for 8 years. Three technical staff members will assist Ms. Combs to manage and oversee contractors and interface with community residents; Erica Nelson and Michael Marshall. **Diana Diaz** is UACDC's Community Engagement Manager and primarily responsible for leading community outreach, building strong relationships within the neighborhood community, heightening awareness and participation in the various programs, services and amenities provided by UACDC. Diana has direct experience in contracts and grant management reporting and has served 3 years with UACDC. **Erica Nelson**, the Harvest Hope Community Manager with UACDC leads community projects that impact health and wellness, infrastructure, transportation and program services. Erica has direct experience in contracts and grant management reporting and has served 3 years with UACDC. **Michael Marshall** Michael Marshall is the Director of Real Estate and Facilities and has over 20 years of experience in affordable housing, construction and CDBG contract oversight with Hillsborough County Affordable Housing years ago. He brings extensive experience and knowledge of affordable housing development, acquisition and property management. This includes the successful management of over \$200 million in construction/acquisition real estate contracts and project management. **Rob Zimprich** is the CFO of the organization with a 25 year record of excellence in corporate accounting and management and will serve as the project's Financial Director. A Certified Public Accountant (CPA), Mr. Zimprich is consistently improving business efficiency and profitability by creating viable finance policies and systems as it relates to grant management and reporting. He has served 4 years with the UACDC.

i. Acquiring Additional Resources To supplement the staff's financial knowledge and expertise, the UACDC will hire experienced professional engineers for the proposed project to ensure its success. Through Florida's Consultants Competitive Negotiation Act (CCNA), in full compliance with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The selected firm will continue to assist the CRA/City staff with programmatic and community involvement activities and conduct or oversee all technical assessment and planning activities. Should additional expertise be needed, the CRA/City will comply with state/federal procurement requirements.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements. The UACDC has not previously received an EPA Brownfields Grant,

however it has received other federal grants. Additionally, it was a community benefactor of the 2016 US EPA Brownfield Planning Grant awarded to the University of South Florida, the predicator to the project proposed herein which results from the targeted brownfield planning efforts accomplished under that award. The three most recently awarded grants awarded directly to the UACDC, which are similar in size and scope are as follows:

1. Accomplishments

University Area Community Band Shell Grant – Awarded to the UACDC in 2017 by Hillsborough County through the US HUD Community Development Block Grant Program in the amount of \$449,817.22. This grant funded the construction of a performance stage in the UA community. The band shell structure was carefully crafted with a rounded structure made out of stucco to ensure quality audio and a solid foundation. A shade structure was built over the stage for performances with a green room in the back for artists, as well as a storage unit for musician's equipment. There is also a 10 foot wide concrete walkway/driveway that continues up to the front of the stage stairs and was built to accommodate loading and unloading truck vehicles. Electrical lighting and outlets were installed to ensure maximum safety. Two galvanized steel pipes were welded above the stage to connect stage lighting for performances. **Performance under grant:** The UACDC successfully met budget and work schedule and the project was completed on time. Completed quarterly reporting with no deficiencies. Community is enjoying the space.

Prodigy Cultural Arts Program Grant– Awarded to the UACDC in 2017 by the Hillsborough County Social Services Department in the amount of \$410,000. This grant funded the installation and operation of the Prodigy Cultural Arts Program core services and Prodigy Moves exposure to low-income and/or vulnerable youth and adults in Hillsborough County, specifically within the UA target area. Programming is offered on a weekly basis to enrolled customers between the ages of 6 – 19 for 48 weeks annually. Each participant creates a Personal Goal Plan. Programming is offered through select Senior Centers, Recreation Centers, Head Start locations, Children's Services and Homeless Shelters. Prodigy Moves services were scheduled at a rate of 240 hours annually. Customer satisfaction surveys of all participants for each Prodigy Moves event were collected and customer satisfaction was tracked quarterly for Prodigy Cultural Arts. **Performance under grant:** The UACDC successfully met all objectives in the grant and surpassed the projected number of youth and adults served.

University Area Community Pavilion Grant – Awarded to the UACDC in 2016 by Hillsborough County through the US HUD Community Development Block Grant Program in the amount of \$397,799.35. The scope of work for covered pavilion basketball court consisted of laying concrete sidewalks with eight footings and 588 square feet of concrete slab. The structure is a metal building with gutters and a metal canopy. Block and brick walls were installed at the serving area with base cabinets and solid surface cabinets with a concrete countertop. A drinking fountain, sink unit, and hose bibs to supply the water and waste lines were installed to ensure sound plumbing throughout the facility. Lighting, outlets, empty conduits, and electrical retractable back boards were installed for the basketball courts and night-time events. **Performance under grant:** The UACDC successfully met budget and work schedule and the project was completed on time. Completed quarterly reporting with no deficiencies. The UA community is enjoying the space.

2. Compliance with Grant Requirements The UACDC was in full compliance with the work plans, schedules, and terms and conditions under all prior assistance agreements. Additionally, the agency successfully achieved the expected results of the agreements in a timely manner and maintained a history of timely and acceptable reporting, as required by the awarding agencies.



Threshold Criteria – University Area Community Development Corporation

1. **Applicant Eligibility:** The University Area Community Development Corporation is eligible to apply for the EPA Brownfields Assessment Grant as a nonprofit organization with tax exempt status under section 501(c)(3) of the Internal Revenue Code (documentation attached).
2. **Community Involvement.** The proposed assessment project directly results from the University of South Florida Area Wide Planning Grant which provided the brownfield planning necessary for the UAC target area. Under that grant, the University Area Brownfields Advisory Committee was established and includes seventeen (17) members, which includes representatives from the University of South Florida, non-profit groups, civics groups, local professionals, government partner agencies and residents. The BAC is instrumental in providing guidance and knowledge based information.

In addition to the BAC, the UACDC will capitalize on a broad spectrum of existing community outreach to communicate with residents about the proposed project. A formal communication involvement plan (CIP) for the project will be completed within 4 months of award. The UACDC maintains a full time outreach coordinator, Diane Diaz, who has been a valued asset at the CDC for 3 years. As a well-known and trusted member of the community, Diane's efforts include the Block-by-Block Model is a community development initiative that will identify neighborhood blocks in need of support and conduct needs assessments within that particular area, engaging the community to strengthen community input with a door to door effort; coordinating the leaders collective (meets 2x monthly) that works with residents to become ambassadors for the university area and includes training for public speaking and activism; hosting a monthly movie night as a free, family night that provides outreach and community building; apartment socials which include a sponsored BBQ at a different apartment community each month; a block party is hosted monthly at the park; and, a teen hangout at the park is also hosted once a month. A community outreach committee (COC) is an on foot door to door effort, which incorporates a 60 questions community needs assessment conducted once every 2 years to stay connected with resident needs and priorities. The UACDC utilizes a SMS Mass text service (1x a week), as well as social media communications on Twitter, Instagram, Facebook, and LinkedIn. A printed newsletter, the University Area CDC Get Connected, is produced monthly with special event fliers for all events mentioned above and active redevelopment projects. Brownfield project progress and updates would be incorporated. Input from residents is common and free flowing because of the trusting relationship the UACDC staff has established with residents. Input on other projects has been most regularly received in conversation and digital format (both in social media feedback and email) and is anticipated to be the primary form of receipt for input on the proposed project.

3. **Expenditure of Assessment Grant Funds** NOT APPLICABLE.

The University Area Community Development Corporation affirms it does not have an active EPA Brownfields Assessment Grants.

**Documentation of UACDC's Non-Profit Status
IRS 501c3 Tax-Exemption Confirmation**

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 10 2004

Employer Identification Number: .
31-1624121
DLN:
17053003758014
Contact Person: ID# 31323
ERIC J BERTELSEN
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b) (1) (A) (vi)

UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC
14013 N 22ND ST STE A
TAMPA, FL 33613-0000

Dear Applicant:

Our letter dated February 1999, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity during an advance ruling period.

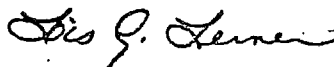
Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/28/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

University Area Community Development Corporation, Inc

* b. Employer/Taxpayer Identification Number (EIN/TIN):

██████████

* c. Organizational DUNS:

0379673580000

d. Address:

* Street1:

14013 North 22nd Street

Street2:

* City:

Tampa

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33613-3624

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sarah

Middle Name:

* Last Name:

Combs

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

813-558-5212

Fax Number:

* Email:

scombs@uacdc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY2019 EPA Brownfields Assessment Grant University Area Community Development Corporation

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: